

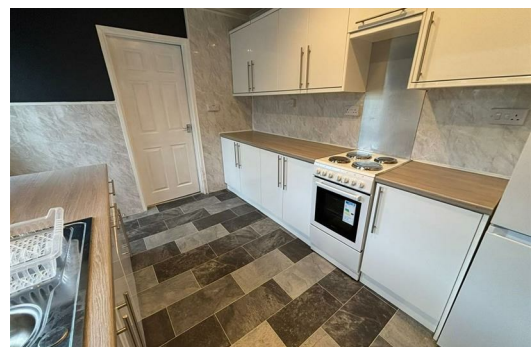


59 Grove Road, Risca, Newport, NP11 6GL
£900 PCM

SAGE AND CO are pleased to offer TO LET this THREE BEDROOM terraced property situated in Risca The property is close to local amenities, schools and transport links. Briefly comprises lounge/ dining room, kitchen ,ground floor family bathroom, utility room, front and rear garden and rear access to single garage . Gas central heating and double glazed throughout.

AVAILABLE NOW
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £30,857.00
Holding deposit £206.89
Bond £900.00
EPC RATING: C
COUNCIL TAX BAND: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

